

**ZB# 06-27**

**Baker's Dozen Too**

**4-2-21.12**

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553  
Granted 6-12-06

06-27 Baker's Dozen too (Sign)  
Patriot Plaza (4-2-21:12)

P.O.# 44998

Publish 5/23/06

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 4-2-21.12 (SUITE 900)

In the Matter of the Application of

MEMORANDUM OF  
DECISION GRANTING

**PATRIOT PLAZA ASSOCIATES LLC.**  
**(Baker's Dozen Too)**

SIGN

CASE #06-27

**WHEREAS, Tom Walsh represented the , owner(s) of 176 Windsor Highway, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an BAKERS DOZEN TOO (06-27) Request for Sign Variance:**

Permitted	Proposed	Variance Requested
10 ft.	17' 9"	7' 9"

in a PUD area (4-2-21.12)

**WHEREAS, a public hearing was held on June 12, 2006 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and**

**WHEREAS, the Applicant appeared on behalf of this Application; and**

**WHEREAS, there were no spectators appearing at the public hearing; and**

**WHEREAS, no one spoke in favor of or in opposition to the Application; and**

**WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and**

**WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:**

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Official Town Newspaper, also as required by law.
2. The Evidence presented by the Applicant showed that:
  - (a) The property is a commercial property located in a mixed neighborhood of commercial/residential properties at the intersection of a busy State Highway and a busy County Highway in an PUD zone.

- (b) Although the applicant is requesting two variances, the sign itself will appear to be one sign on the façade of the building. The Board has examined the building and finds that the sign is not overly large for the size of the building and the rental space therein.
- (c) The sign will consist of channel letters, each of which will be internally illuminated with non-flashing lighting.
- (d) The sign will actually be narrower than as allowed under the Town of New Windsor Zoning Law and will conform to the space designated on the façade of the building for signage, which space is marked by an indenture.
- (e) The building is removed some distance from the adjacent roadway on which motorists travel at a high rate of speed thus necessitating the variance to create a sign big enough to be observed by passing motorists.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a BAKERS DOZEN TOO (06-27) Request for Sign Variance:

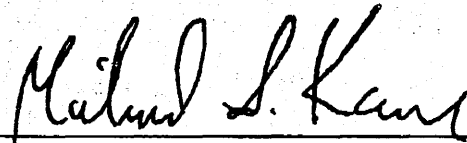
Permitted	Proposed	Variance Requested
10 ft.	17' 9"	7' 9"

at 176 Windsor Highway – Suite 900 in a PUD area (4-2-21.12) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: June 12, 2006



Chairman

OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: February 6, 2006

APPLICANT: Patriot Plaza Associates L.L.C.  
1 Executive Blvd.  
Yonkers, New York 10701

**COPY**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 1/25/06

FOR : PATRIOT PLAZA ASSOCIATES L.L.C.

LOCATED AT: 176 Windsor Hwy. - Suite 900

ZONE: R-4            Sec/ Blk/ Lot: 4-2-21.12

DESCRIPTION OF EXISTING SITE: RETAIL BUILDING

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 300-45 A,2 FAÇADE SIGNS – 1 PERMITTED 2.5'x10' WIDE. PROPOSED BAKERS DOZEN TOO SIGN: 1'10"x17'9" REQUIRES A 7'9" WIDTH VARIANCE

  
BUILDING INSPECTOR

	PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
ZONE: R-4    USE:			
SIGN:			
FREESTANDING:			
HEIGHT:			
WIDTH:	10'	17'9"	7'9"
WALL SIGNS:			
TOTAL ALL SIGNS:			
FEET FROM ANY LOT LINE:			

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

BAKER 002

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

JAN 25 2006

PERMIT APPLICATION

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection fees.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and permit.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

FOR OFFICE USE ONLY:  
Building Permit #: 2056-63

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises PATRIOT PLAZA ASSOC. LLC

Address 1 EXECUTIVE BLVD YONKERS NY 10701 Phone # 914-965-3990

Mailing Address SAME AS ABOVE Fax # 914-423-4526

Name of Architect N/A

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor SLON LANGUAGE, INC.



Address 44 NOYON ROAD, Poughkeepsie NY Phone 483-1043

State whether applicant is owner, lessee, agent, architect, engineer or builder BUILDER

If applicant is a corporation, signature of duly authorized officer. Thomas A. W. R. PRESIDENT  
(Name and title of corporate officer)

1. On what street is property located? On the WEST side of ROUTE 32  
(N, S, E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y \_\_\_\_\_ N \_\_\_\_\_

3. Tax Map Description: Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other SIGN

6. Is this a corner lot? YES A9

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_  
SEE ATTACHED

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost 4,600. Fee \$50

CH #3683

**PAID**

**APPLICATION FOR BUILDING PERMIT**  
**TOWN OF NEW HARTFORD, CHAMBERLAIN COUNTY, NEW YORK**  
 Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Bohanek  
 Asst. Inspectors: Frank L. & Leahy (signature)  
 New Windsor Town Hall  
 200 Union Avenue  
 New Windsor, New York 12553  
 (909) 696-4010  
 (909) 696-4010 FAX

Map Approved \_\_\_\_\_  
 Plan Approved \_\_\_\_\_  
 Approved \_\_\_\_\_  
 Disapproved \_\_\_\_\_  
 Remarks \_\_\_\_\_

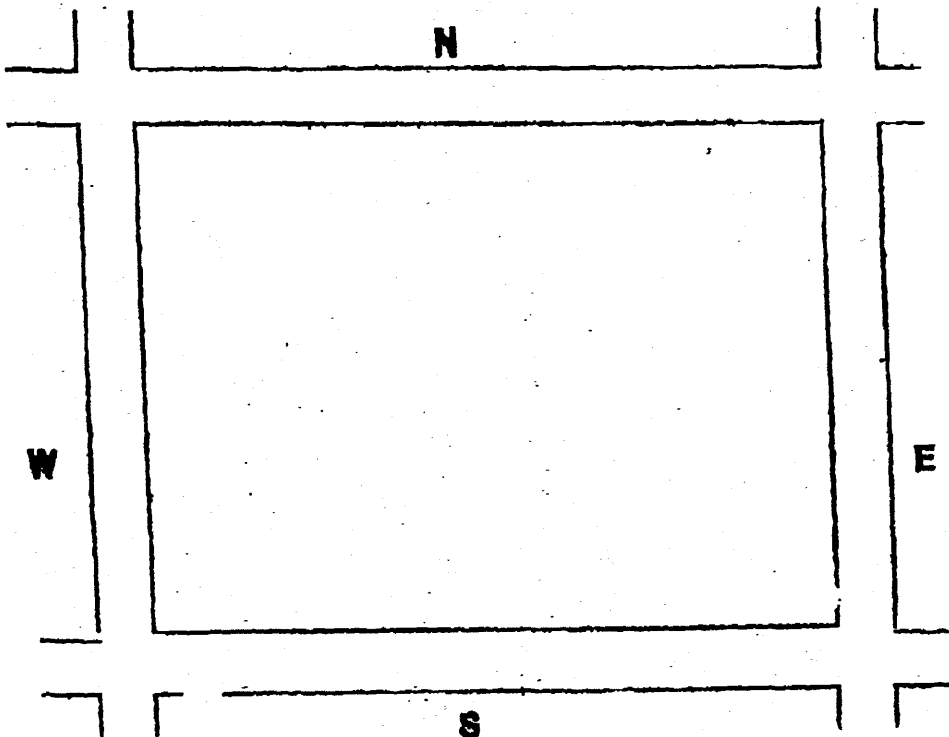
- Instructions**
- This application must be completed and filed by the owner of the lot and submitted to the Building Inspector.
  - Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
  - This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and include and details of structural, mechanical and plumbing installations.
  - The work covered by this application may not be commenced before the issuance of a Building Permit.
  - Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
  - No building shall be occupied or used in whole or in part for any purpose whatsoever until a Certificate of Occupancy shall have been granted by the Building Inspector.

**APPLICATION TO HEREBY MAKE** to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Code Ordinance of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein specified. The applicant agrees to comply with all applicable laws, ordinances, regulations and codes that he is the owner or agent of all that contain lot, plans or parcel of land or other building described in this application; and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the work in connection with this application.

Thomas A. Wills WES CHAMBERLAIN INC. 14 NORTON ROAD, FOURTH FLOOR, NY 12603  
 (Signature of Applicant) (Address of Applicant)  
Joseph J. Murphy 1 Executive Blvd. Hookers, NY 10701  
 (Owner's Signature) (Owner's Address)

**PLOT PLAN**

**NOTE:** Locate all buildings and indicate all setbacks dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





X \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY

PHONE  
845-483-1043

FAX  
845-483-0692

## BAKER'S DOZEN TOO

Date: 4/4/06

Address:

Phone:

The Prices, Specifications, and Conditions as Described are Satisfactory and are Hereby Accepted. You Are Authorized to do the Work as Specified.

50% DEPOSIT REQUIRED  
ON ALL WORK OVER \$100.00  
FULL PAYMENT IN ADVANCE REQUIRED  
FOR ALL WORK UNDER \$100.00



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FACIA INDENTATION OUTLINE

INTERNALLY ILLUMINATED INDIVIDUAL  
CHANNEL BOX WITH WHITE NEON,  
BEHIND DIGITAL PRINT OF BAGEL  
WHITE RETURNS AND RACEWAY,

INTERNALLY ILLUMINATED INDIVIDUAL  
CHANNEL LETTERS WITH RED NEON,  
WHITE LETTER RETURNS AND RACEWAY,  
RED TRIM CAPS

X  
APPROVED BY

DATE

PHONE  
845-483-1043

FAX  
845-483-0692

BAKER'S DOZEN TOO

Date: 4/4/06



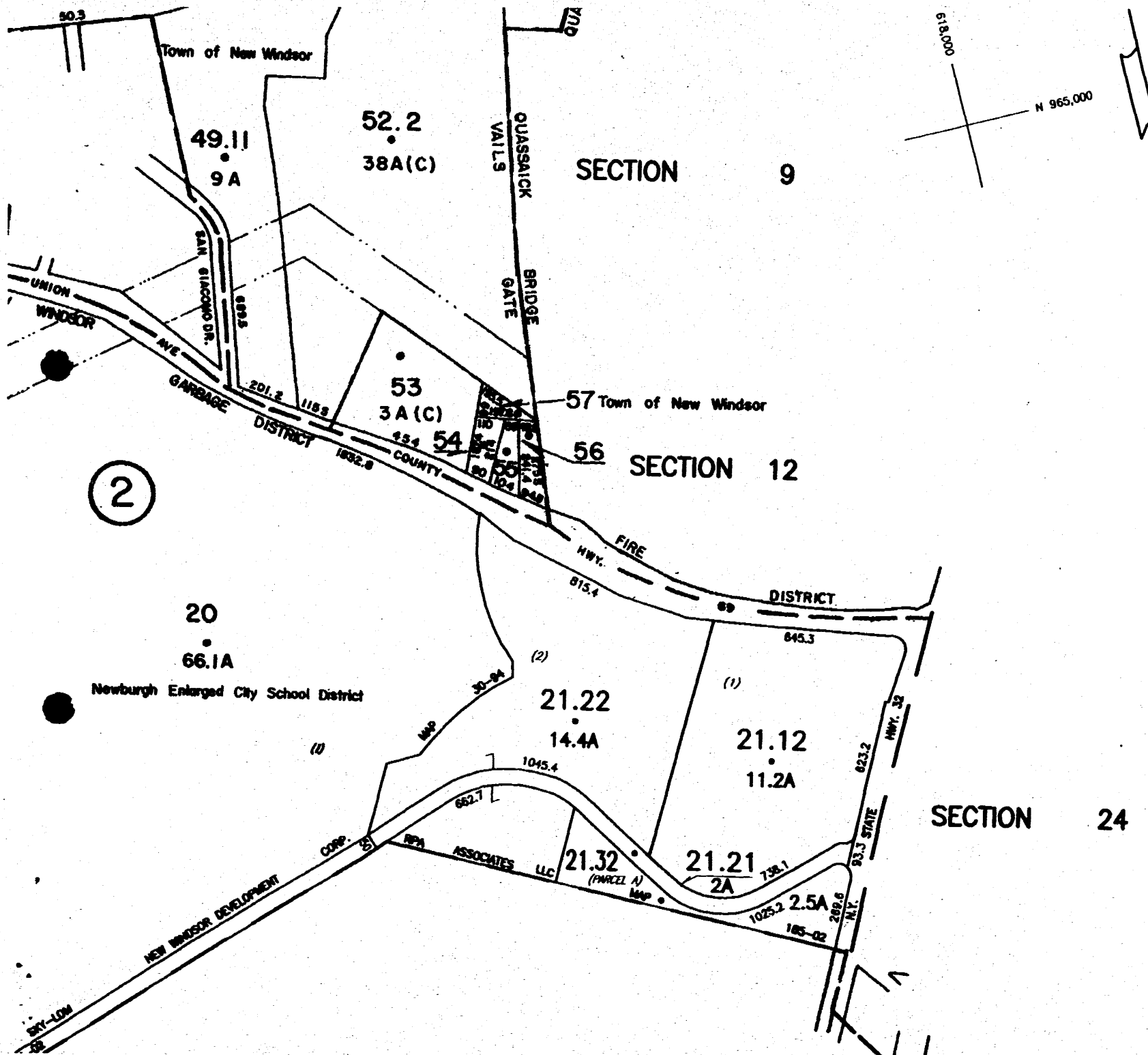
Address:

The Prices, Specifications, and Conditions as Described are  
Satisfactory and are Hereby Accepted. You Are Authorized to do  
the Work as Specified.

Phone:

50% DEPOSIT REQUIRED  
ON ALL WORK OVER \$100.00  
FULL PAYMENT IN ADVANCE REQUIRED  
FOR ALL WORK UNDER \$100.00

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**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
OFFICE  
845-563-4615**

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: July 26, 2006**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 387.73 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #06-27**

**NAME & ADDRESS:**

**Bakers Dozen Too  
61 Red Maple Way  
New Windsor, NY 12553**

**THANK YOU,**

**MYRA**

**L.R. 7/26/06**



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
RECORD OF CHARGES & PAYMENTS**



FILE #06-27

TYPE:SIGN TELEPHONE: 565-5131

**APPLICANT:**

Bakers Dozen Too  
61 Red Maple Way  
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK #	_____
COMMERCIAL	\$ 150.00	CHECK #	<u>1023</u>
INTERPRETATION	\$ 150.00	CHECK #	_____

ESCROW: COMMERCIAL \$500.00 CHECK # 1009



<u>DISBURSEMENTS:</u>		MINUTES \$7.00 / PAGE	ATTORNEY FEE
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PRELIMINARY:	<u>2</u>	PAGES	\$ <u>14.00</u>	\$ <u>35.00</u>
2 <sup>ND</sup> PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>2</u>	PAGES	\$ <u>14.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:05-23-06 \$ 14.27

TOTAL:	\$ <u>42.27</u>	\$ <u>70.00</u>
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ESCROW POSTED: \$ 500.00  
LESS: DISBURSEMENTS: \$ 112.27

AMOUNT DUE: \$ \_\_\_\_\_

REFUND DUE: \$ 387.73

Cc:

L.R. 7/26/06

BAKERS\_DOZEN\_TOO\_(06-27)

Mr. Tom Walsh appeared before the board for this proposal.

MR. KANE: Request for 7'9" sign variance at 176 Windsor Highway, Suite 900.

MR. WALSH: The 17 feet 9 inches spans across the entire indenture, I don't know, is that considered the sign background because the actual sign falls within 192 inches?

MR. KRIEGER: The actual letters are within 192 background which is longer?

MR. WALSH: Yes, I don't expand it all the way to the edge cause I think proposed is 17 feet 9 inches under proposed but that's not the actual width of the sign, it's actually shorter.

MR. TORPEY: Is each sign going to fit in each hole the same and letters are going to be different and bigger in each hole, right?

MR. KANE: That's correct.

MR. BABCOCK: I think this is the first one we wrote up, isn't this the first one, Bakers Dozen, so we counted the whole indentation as sign and then I notice--

MR. KANE: Let the record show that the sign is actually less than the requested variance of 7 foot 9 inches, probably it's looking to me that it's 10.5 inches from each end so that would make a total of 21 inches.

MR. KRIEGER: How high is the sign?



June 12, 2006

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MR. KANE: Twenty-two inches, they count from the top.

MR. WALSH: Eighteen inches.

MR. KRIEGER: So in terms of height it's not as high as the ordinance would allow?

MR. WALSH: Correct, cause it would not fit into the indenture.

MR. TORPEY: Really every sign is going to be the same exact size.

MR. WALSH: They're all 18 inches in height.

MR. KANE: It's all going to have the same look.

MR. TORPEY: All the letters are going to stay the same or change them with each store?

MR. WALSH: So far nobody objected to red except for like in this particular one there's a picture of a bagel and the other one had a multi-color logo.

MR. KANE: Other than that, everything is going to look very much the same.

MR. TORPEY: I think it looks nice.

MR. KANE: At this point, I will open it up to the public, ask if anybody from the public hearing for this particular hearing? Nobody cares. We'll close the public, ask Myra how many mailings we had.

MS. MASON: On May 19, I mailed out 48 envelopes and had no response.

MR. KANE: I'll accept a motion.

MR. LUNDSTROM: Mr. Chair, I will offer a motion to

June 12, 2006

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grant the requested variance for Bakers Dozen Too request for sign variance, requested is 7 foot 9 inches at 176 Windsor Highway, Suite 900 in a PUD area, section, block and lot 4-2-21.12.

MR. TORPEY: I will second that motion.

ROLL CALL

MR. LUNDSTROM	AYE
MR. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

May 8, 2006

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BAKERS DOZEN TOO (06-27)

Mr. Tom Walsh appeared before the board for this proposal.

MR. KANE: Request for sign variance, 7'9" variance request at 176 Windsor Highway, Suite 900 in a PUD area.

MR. WALSH: Good evening again, basically the same situation, except that this frontage is smaller where he only has the one indenture and he'd like to have a sign placed, again, it's under the square footage of the 1 1/2 by 10 foot sign, it's just that the indenture doesn't allow for that type of sign.

MR. KANE: So while we're a little longer in length we're under the total square footage and according to the picture the sign definitely fits the front of the building in this space that they provided for the sign.

MR. WALSH: And we're trying to keep consistent signage throughout the plaza again.

MR. KANE: Internally illuminated, non-flashing?

MR. WALSH: Same as the other one, correct.

MR. BABCOCK: Also the size of the sign lettering is actually smaller than what we're doing is taking the measure of the tall indentation and calling that the sign, the Bakers Dozen sign is only 18 inches high but we're saying it's 22 inches high because that's the area.

MR. KANE: That's the area they have the recess.

MR. BABCOCK: That's correct, they're actually asking for a smaller size sign than what numbers indicate.

May 8, 2006

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MR. KANE: Looks good in the picture, I have no problem with it. Any other questions from the board? I'll accept a motion.

MR. LUNDSTROM: I will offer a motion that Bakers Dozen Too be granted approval to proceed to public hearing for request for sign variance, permit is 10 feet, proposed is 17 feet 9 inches, variance request is 7 feet 9 inches at 176 Windsor Highway, Suite 900 in a PUD area, section, block and lot 4-2-21.12.

MS. LOCEY: I will second that motion.

ROLL CALL

MS. GANN	AYE
MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE



# THE SENTINEL

P.O. BOX 406  
VAILS GATE, NY 12584

## Invoice

Date	Invoice #
6/12/2006	7782

Bill To

MM -

TOWN OF NEW WINDSOR  
555 UNION AVE  
NEW WINDSOR, NY 12553

RECEIVED

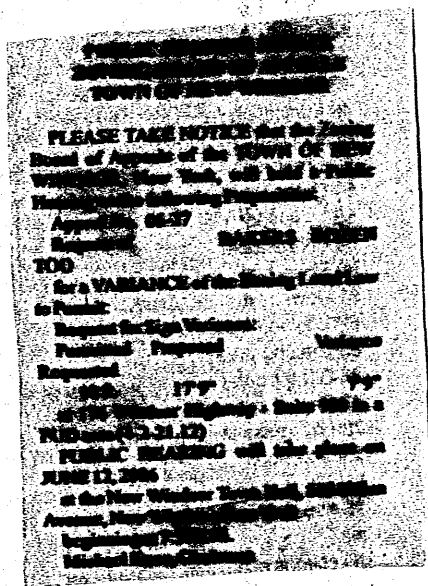
JUN 27 2006

TOWN OF NEW WINDSOR  
COMPTROLLER'S OFFICE

P.O. No.	Terms	Project
44998	Due on receipt	

Issue Date	Description	PCS/Units	Amount
5/23/2006	LEGAL ADS: PUBLIC HEARING NOTICE 06-27 BAKER'S DOZEN TOO 1 AFFIDAVIT	10.27 4.00	10.27 4.00
Total			\$14.27

VISA, MASTERCARD, AMERICAN EXPRESS PAYMENTS ACCEPTED, CALL (845)  
562-1218



State of New York  
County of Orange, ss:  
Patricia Quill being duly  
sworn disposes and says that she is The  
Supervisor of Legal Dept. of the E.W. Smith  
Publishing Company; Inc. Publisher of The  
Sentinel, a weekly newspaper published and  
of general circulation in the Town of New  
Windsor, Town of Newburgh and City of  
Newburgh and that the notice of which the  
annexed is a true copy was published 1X  
in said newspaper, commencing on  
the 23 day of May A.D., 2006  
and ending on the 23 day of May  
A.D. 2006

*Patricia Quill*

Subscribed and shown to before me  
this 22<sup>nd</sup> day of June, 2006.

*Deborah Green*

Notary Public of the State of New York  
County of Orange.

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
#4884086  
Commission Expires July 15, 2007

My commission expires \_\_\_\_\_



PROJECT: Baker's Doz # ZBA # 06-27  
P.B.# \_\_\_\_\_

[illegible]

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR  
COUNTY OF ORANGE: STATE OF NEW YORK**

**In the Matter of the Application for Variance of  
SIGN LANGUAGE (for Baker's Dozen)**

# AFFIDAVIT OF SERVICE BY MAIL

**#06-27**

**X**

STATE OF NEW YORK )  
 ) SS:  
COUNTY OF ORANGE )

**MYRA L. MASON, being duly sworn, deposes and says:**


That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 19th day of MAY, 2006, I compared the 48 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

*Myra Mason*  
Myra L. Mason, Secretary

1st day of May, 2006

  
Notary Public

**JENNIFER MEAD**  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified In Orange County  
Commission Expires 10/30/ 2006



**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

**Appeal No. 06-27**

**Request of BAKERS DOZEN TOO**

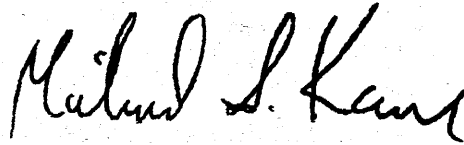
**for a VARIANCE of the Zoning Local Law to Permit:**

**Request for Sign Variance:**

<b>Permitted</b>	<b>Proposed</b>	<b>Variance Requested</b>
<b>10 ft.</b>	<b>17' 9"</b>	<b>7' 9"</b>

**at 176 Windsor Highway – Suite 900 in a PUD area (4-2-21.12)**

**PUBLIC HEARING will take place on JUNE 12, 2006**  
**at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York**  
**beginning at 7:30 P.M.**



---

**Michael Kane, Chairman**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

May 16, 2006

Bakers Dozen Too  
c/o Sign Language, Inc.  
44 Noxon Road – Suite 4  
Poughkeepsie, NY 12603

Re: 4-2-21.12 ZBA#: 06-27 (48)

To Whom It May Concern:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/tmp  
Attachments

CC: Myra Mason, Zoning Board

**Section 88**

Windsor Crest Homeowners Assoc.  
c/o Archway Management, Inc.  
P.O. Box 454  
Central Valley, NY 10917

12-1-23

Ofer Avgush  
4 Hillside Avenue  
New Windsor, NY 12553

12-1-28 & 29

Martine Dacilas Laguerre  
15 Hillside Avenue  
New Windsor, NY 12553

12-1-33

Wilma & Cory Anzalone  
27 Hillside Avenue  
New Windsor, NY 12553

12-1-46.1

Jonle Enterprises, Inc.  
354 Union Avenue  
New Windsor, NY 12553

12-2-2 & 3

David Sarinsky  
298 Union Avenue  
New Windsor, NY 12553

24-1-1-4, 24 & 25

Amelia Baez  
Almalina Ledesma  
175 Windsor Highway  
New Windsor, NY 12553

24-1-7.1

Joel & Nancy Barker  
187 Windsor Highway  
New Windsor, NY 12553

24-1-14 & 15

Melissa DiGiacomo  
191 Windsor Highway  
New Windsor, NY 12553

24-2-1

Joan Thiele  
222 Daniher Avenue  
New Windsor, NY 12553

**Section 92**

Patriot Ridge Condo Assoc.  
c/o River Management Att: Lizzie  
P.O. Box 5309  
Poughkeepsie, NY 12602

12-1-24

Louis & Kathleen Antonelli  
3 Hillside Avenue  
New Windsor, NY 12553

12-1-30

Erik Cutroneo  
19 Hillside Ave - Apt 3  
New Windsor, NY 12553

12-1-42

Frank & Barbara Antonelli  
360 Union Avenue  
New Windsor, NY 12553

12-1-48

Central Hudson Gas & Electric  
284 South Avenue  
Poughkeepsie, NY 12602

12-2-4

Gertrude Sarinsky  
294 Union Avenue  
New Windsor, NY 12553

24-1-5

John & Rose Mitchell  
228 James Street  
New Windsor, NY 12553

24-1-11 & 16

John Naclerio  
Cathleen Perren  
189 Windsor Highway  
New Windsor, NY 12553

24-1-21

Xavier Garrett  
181 Windsor Highway  
New Windsor, NY 12553

24-2-2

Jeanette & Joseph Martinez  
224 Daniher Avenue  
New Windsor, NY 12553

4-2-21.21 & 4-2-21.32

RPA Assoc., LLC  
AVR-RPA Development, LLC  
c/o AVR Realty Co.  
1 Executive Blvd  
Yonkers, NY 10701

12-1-27 & 49

John Antonelli  
Frank Antonelli, Sr.  
4 Cedar Court  
Palm Coast, FL 32137

12-1-31 & 32

Nicholas Cracolici  
23 Hillside Avenue  
New Windsor, NY 12553

12-1-44.1

Ruth & Richard Cecchetelli  
356 Union Avenue  
New Windsor, NY 12553

12-2-1

Orwest New Windsor, Inc.  
c/o Ralph DiBart  
400 Central Park West - #7R  
New York, NY 10025

12-2-5

David & Jacie Sarinsky  
298 Union Avenue  
New Windsor, NY 12553

24-1-6

Edith Sambells  
230 James Street  
New Windsor, NY 12553

24-1-13.1

Elaine & Michael Veneziali, Sr.  
233 Wall Place  
New Windsor, NY 12553

24-1-22.1

Javier Sabillon  
179 Windsor Highway  
New Windsor, NY 12553

24-2-3

William & Marie Murphy  
228 Daniher Avenue  
New Windsor, NY 12553

24-2-6

William Adams  
Marion Adams  
232 Daniher Avenue  
New Windsor, NY 12553

24-2-10

Anjel & Laura Perez  
246 Daniher Avenue  
New Windsor, NY 12553

24-2-15

Truman Adams  
13 Boulevard  
Cornwall-On-Hudson, NY 12520

24-3-18

Robert & Margaret Ponesse  
246 Parkway Drive  
New Windsor, NY 12553

24-3-21

Robert & Lyndsay Hodge  
197 Windsor Highway  
New Windsor, NY 12553

24-3-23

Christine Feroli  
Helen Macy  
234 Wall Place  
New Windsor, NY 12553

24-2-8

Tracy Bielenberg  
Giuseppe DiBella  
238 Daniher Avenue  
New Windsor, NY 12553

24-2-11 & 12

Audrey & Michael Fusco, Jr.  
245 James Street  
New Windsor, NY 12553

24-2-16, 17 & 18

Diane & Donald McKee, Jr.  
227 James Street  
New Windsor, NY 12553

24-3-19

Angelo & Carmela Schettini  
248 Parkway Drive  
New Windsor, NY 12553

24-3-22.1

John Terrizzi  
P.O. Box 4735  
New Windsor, NY 12553

24-3-24

Wayne Steele  
236 Wall Place  
New Windsor, NY 12553

24-2-9

Cheryl Ann McCann  
242 Daniher Avenue  
New Windsor, NY 12553

24-2-13 & 14

William & Joann Nyborg  
239 James Street  
New Windsor, NY 12553

24-3-1

Genevieve Thompson  
293 Union Avenue  
New Windsor, NY 12553

24-3-20

Anna Cleaves  
254 Parkway Drive  
New Windsor, NY 12553

24-3-22.2

Robert Parker, Sr.  
232 Wall Place  
New Windsor, NY 12553

24-9-1

Frank AJ Manthey, JR., Ruth Curley  
Robert Manthey, Janet Sullivan  
205 Windsor Highway  
New Windsor, NY 12553

**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**  
**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 05-08-2006

FOR: ESCROW 06-27

FROM:

**Bakers Dozen Too**  
**176 Windsor Hwy. - Ste 900**  
**New Windsor, NY 12553**

CHECK FROM:

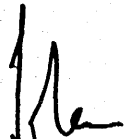
SAME

CHECK NUMBER: 1009

TELEPHONE: 565-5131

AMOUNT: 500.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

  
\_\_\_\_\_  
NAME

5/9/06  
\_\_\_\_\_  
DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#377-2006**

05/09/2006

Bagels Again Inc. *ZB, 4 06-27*

Received \$ 150.00 for Zoning Board Fees, on 05/09/2006. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk



**RESULTS OF Z.B.A. MEETING OF:** May 8, 2006

**PROJECT:** Bakers Dozen Too

**ZBA #** 06-27

**P.B.#**

**USE VARIANCE:      NEED: EAF      PROXY**

LEAD AGENCY: M) S) VOTE: A N

GANN  
LUNDSTROM  
LOCEY  
TORPEY  
KANE

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

**PUBLIC HEARING: M)\_\_\_\_\_ S)\_\_\_\_\_ VOTE: A\_\_\_\_\_ N\_\_\_\_\_**

GANN  
LUNDSTROM  
LOCEY  
TORPEY  
KANE

**CARRIED:** Y N

**NEGATIVE DEC:** M) S) VOTE: A N

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y N

**APPROVED: M) S) VOTE: A N**

GANN  
LUNDSTROM  
LOCEY  
TORPEY  
KANE

CARRIED: Y N

**ALL VARIANCES - PRELIMINARY APPEARANCE:**

**SCHEDULE PUBLIC HEARING:** Mtu Sto

VOTE: A 5 N 0

GANN	<u>A</u>
LUNDSTROM	<u>A</u>
LOCEY	<u>A</u>
TORPEY	<u>A</u>
KANE	<u>A</u>

CARRIED: Y ☒ N

**PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES**

**VARIANCE APPROVED:**                      M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_.

**GANN**  
**LUNDSTROM**  
**LOCEY**  
**TORPEY**  
**KANE**

**CARRIED: Y\_\_\_\_\_N\_\_\_\_\_.**

[illegible]

## **TOWN OF NEW WINDSOR** **REQUEST FOR NOTIFICATION LIST**

PROJECT NUMBER: ZBA# 06-27 P.B. # \_\_\_\_\_

APPLICANT NAME: **BAKERS DOZEN TOO**

**PERSON TO NOTIFY TO PICK UP LIST:**

**SIGN LANGUAGE INC.**  
**44 NOXON ROAD - SUITE 4**  
**POUGHKEEPSIE, NY 12603**

**TELEPHONE: 483-1043**

TAX MAP NUMBER: SEC. 4 BLOCK 2 LOT 21.12  
SEC.        BLOCK        LOT         
SEC.        B LOCK        LOT       

PROPERTY LOCATION: 176 WINDSOR HIGHWAY  
NEW WINDSOR, NY

**LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION**  
**(IS NOT PREPARED ON LABELS)**

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: \_\_\_\_\_

**SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET**

**SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET)**

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT)

NEW WINDSOR ZONING BOARD **XXX**

**LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX**

AMOUNT OF DEPOSIT: **25.00** CHECK NUMBER: **1008**

TOTAL CHARGES:





**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**



**APPLICATION FOR VARIANCE**

MARCH 8, 2006

Date

Application Type: Use Variance ☐ Area Variance ☐  
Sign Variance ☒ Interpretation ☐

I. Owner Information: Phone Number: (516) 798-3578  
PATRIOT PLAZA ASSOCIATES LLC Fax Number: (516) 798-5844  
(Name)

1 EXECUTIVE BLVD, YONKERS NEW YORK 10701

(Address)

II. Applicant: Phone Number: (845) 565-5131  
BAKERS DOZEN TOO Fax Number: (845) 567-4299  
(Name)

61 RED MAPLE WAY NEW WINDSOR, NEW YORK 12553-7247

(Address)

III. Forwarding Address, if any, for return of escrow: Phone Number: ( )  
Fax Number: ( )

(Name)

(Address)

IV. Contractor/Engineer/Architect/Surveyor/: Phone Number (845) 483-1043  
Fax Number: (845) 483-0692

SIGN LANGUAGE INC

(Name)

44 NOXON ROAD, SUITE #4 POUGHKEEPSIE, NEW YORK 12603

(Address)

V. Property Information:

Zone: R-4 Property Address in Question: 176 WINDSOR HIGHWAY

Lot Size: 11.94 AC Tax Map Number: Section 4 Block 2 Lot 21.12

a. What other zones lie within 500 feet? R-4, R-5, NC

b. Is pending sale or lease subject to ZBA approval of this Application? NO

c. When was property purchased by present owner? From BPA 1-1-05

d. Has property been subdivided previously? YES If so, When: 8-29-02

e. Has an Order to Remedy Violation been issued against the property by the  
Building/Zoning/Fire Inspector? NO

f. Is there any outside storage at the property now or is any proposed? NO

\*\*\*\*PLEASE NOTE:\*\*\*\*

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF  
SUBMITTAL.**

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

① THERE WILL NOT BE AN UNDESIRABLE CHANGE TO THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES. DUE TO THE ARCHITECTURE OF THE BUILDING THE INSET ABOVE EACH STORE FRONT ALLOWS FOR A MORE NARROW & WIDER SIGN. UTILIZING CHANNEL LETTERS CONSISTANTLY THROUGH OUT THE PLAZA ACHIEVES MORE OF AN UPGRADE LOOK. (2) THE SIGNS ARE LESS THAN THE SQUARE FOOTAGE ALLOWED BY TOWN CODE. THE HEIGHT & LENGTH ARE APPROPRIATE TO THE BUILDINGS DESIGN (3) THE AREA VARIANCE IS NOT SUBSTANTIAL, THE SIGNS ARE WITHIN THE SQUARE FOOTAGE ALLOWED (4) THIS TYPE OF SIGN (CHANNEL LETTERS) ARE COMMONLY USED IN SURROUNDING SHOPPING CENTERS & PLAZAS. THEY CREATE A CLEAN & LESS CLUTTERED LOOK.

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

**OWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**X. SIGN VARIANCE:**

- (a) Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	2 1/2' x 10'	18" x 16'	6' WIDTH VARIANCE
Sign #2			
Sign #3			
Sign #4			

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversized signs.

INTERNALLY ILLUMINATED INDIVIDUAL CHANNEL LETTER SIGNS  
MOUNTED ON A RACEWAY. THE BUILDINGS FACIA INSET ALLOWS  
FOR 18" TALL LETTERS, THEREFORE WE CANNOT UTILIZE THE  
FULL 30" TALL ALLOWANCE. BUT INSTEAD GO WIDER WITH  
THE SIGNS TO CREATE A UNIFORM LOOK.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and freestanding signs 0?

**XI. INTERPRETATION:**

- (a) Interpretation requested of New Windsor Zoning Local Law,  
Section \_\_\_\_\_

- (b) Describe in detail the proposal before the Board:

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**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

**XII. ADDITIONAL COMMENTS:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
- \_\_\_\_\_
- \_\_\_\_\_

**X. XIII. ATTACHMENTS REQUIRED:**

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
  - ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
  - ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
  - ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of area that variances is being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

**XIV. AFFIDAVIT.**  
STATE OF NEW YORK)

County of Nassau SS.:  
COUNTY OF ORANGE (u)

*Try to take 4 or 5 shots from the road level to see how the sign is viewed from the street*

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

13 day of April 2006  
Notary Public, State of NY  
No. 01VA5388247  
Qualified in Nassau County  
Commission Expires Nov 17 2004  
[Signature]  
Signature and Stamp of Notary

[Signature]  
Owner's Signature (Notarized)

Joseph Campagnolo  
Owner's Name (Please Print)  
Rep

Applicant's Signature (If not Owner)

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

COMPLETE THIS PAGE ☐

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
**TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS**

Patriot Plaza Associates, LLC , deposes and says that he resides  
(OWNER)

at 1 Executive Blvd, Yonkers, NY 10701 in the County of \_\_\_\_\_  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map  
(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

**PRES.**

THOMAS WALSH, SIGN LANGUAGE INC.

\_\_\_\_\_  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4/13/06

Sworn to before me this:

13 day of April 2006  
Kerry A Vasaturo  
Notary Public, State of NY  
No. 01VA5088247  
Qualified in Nassau County  
Commission Expires Nov 17 2009

Kerry A Vasaturo  
Signature and Stamp of Notary

for  
Joseph Compagno  
only

Joseph Compagno  
Owner's Signature (MUST BE NOTARIZED)

\_\_\_\_\_  
Applicant's Signature (If different than owner)

Thomas Walsh PRES.  
Representative's Signature

**THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.**

**\*\* PLEASE NOTE:**

**ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**COMPLETE THIS PAGE ☐**

STATE OF NEW YORK  
WORKERS' COMPENSATION BOARD

CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

<p>1a. Legal Name and address of Insured (Use street address only)</p> <p><b>SIGN LANGUAGE INC</b>  <b>44 KNOX ROAD</b>  <b>SUITE 2</b>  <b>POUGHKEEPSIE, NY 12601</b></p> <p>Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e. a Wrap-Up Policy)</p>	<p>1b. Business Telephone Number of Insured</p> <p><b>(845) 483-1043</b></p> <p>1c. NYS Unemployment Insurance Employer Registration Number of Insured</p> <p><b>1417935339</b></p> <p>1d. Federal Employer Identification Number of Insured</p> <p><b>14 - 1793533</b></p>
<p>2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)</p> <p><b>TOWN OF NEW WINDSOR</b>  <b>555 UNION AVE</b>  <b>NEW WINDSOR, NY 12553</b></p>	<p>3a. Name of Insurance Carrier</p> <p><b>GUARD INSURANCE</b></p> <p>3b. Policy Number of Entity Listed in box "1a"</p> <p><b>SIWC643061</b></p> <p>3c. Policy effective period:</p> <p><b>06/28/05</b> to <b>06/28/06</b></p> <p>3d. The proprietor, Partners or Executive Officers are:</p> <p><input type="checkbox"/> included (Only check box if all partners/officers included)</p> <p><input checked="" type="checkbox"/> all excluded or certain partners/officers excluded</p> <p>3e. Demolition is: (Definition of Demolition on Reverse)</p> <p><input checked="" type="checkbox"/> included</p> <p><input checked="" type="checkbox"/> excluded</p>

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensations under the New York State Workers' Compensation Law. (To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of workers' compensation insurance policy). The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The Insurance Carrier will also notify the above certificate holder within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for a maximum of one year after this form is approved by the insurance carrier or its licensed agent.

Please Note: Upon the cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Robert McBurney  
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by:  01/25/06  
(Signature) (Date)

Title: Insurance Services Director

Telephone Number of authorized representative or licensed agent of insurance carrier: 877-266-6850

Please Note: Only insurance carriers and their licensed agents are authorized to issue the C-105.2 form. Insurance brokers are NOT authorized to issue it.

<b>ACORD. CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 01/24/2006
<b>PRODUCER</b> LoVullo Associates, Inc. 6450 Transit Road Depew, NY 14043		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
<b>INSURED</b> Sign Language, Inc. 44 Noxon Road, Suite 4 Poughkeepsie NY 12601		<b>INSURERS AFFORDING COVERAGE</b> INSURER A: Nautilus Insurance Company INSURER B: INSURER C: INSURER D: INSURER E:
		NAIC # 17370

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSURANCE LTD. NAME	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC	NC420536	05/20/05	05/20/06	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (EA OCCUR) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	\$1,000,000 \$ 50,000 \$ 5,000 \$1,000,000 \$2,000,000 \$1,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (EA accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	<b>CARBOAT LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EA ACC AGG	\$ \$ \$
	<b>UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  DEDUCTIBLE RETENTION				EACH OCCURRENCE AGGREGATE	\$ \$ \$ \$
	<b>WORKERS COMPENSATION AND          EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/ PARTNER/ ALCOHOLIC OR NONMEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATU- TORY LIMITS E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	\$ \$ \$ \$
A	<b>Property</b> BPP EDP	NC420536	05/20/05	05/20/06	Ded: \$1000 \$115,000 \$ 30,000	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS						

**CERTIFICATE HOLDER**

Town of New Windsor 555 Union Avenue New Windsor NY 12553 ACORD 25 (2004/04)	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL endeavor to give <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER. FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE ISSUER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE: <i>Donald V. St. Helles</i>
---	--



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NY 12553  
(845) 563-4615 (MYRA MASON)



## ZONING BOARD PROCEDURES

PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (LOOK FOR HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

**RESIDENTIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**MULTI-FAMILY: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**COMMERCIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**INTERPRETATION: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST MEETING.

\*

### ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

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LIST OF PROPERTY OWNERS  
WITHIN 500 FT. RADIUS OF  
PROPERTY IN QUESTION:

APPROXIMATE COST FOR  
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES  
IS \$1.00 EA. ADDITIONAL  
NAME



## **PUBLIC HEARING LIST OF PROPERTY OWNERS**

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list – they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
3. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.39 STAMP. **BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING.** YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

### **NOTE:**

**IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.**

### **NOTE:**

**THE ZBA MEETS ON THE 2<sup>ND</sup> AND 4<sup>TH</sup> MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.**